

Fremont Crossing

*An Open-Air Micro-Hub Campus
designed for the post COVID-19 World*

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NEWMARK

AVAILABLE NOW

**316 FLORENTIA STREET
SEATTLE, WA 98109**

FREMONTCROSSINGSEATTLE.COM



The striking, newly designed SKB Architects 4-story, 51,639 SF mixed-use office building partially wraps around the iconic 9,724 SF fully renovated Bleitz Building.


► **DRONE VIDEO**

- Walking distance to PCC Natural & Organic Grocery Store and the many retail amenities of Fremont
- Immediate access to Burke Gilman Trail and Protected Westlake Bike & Pedestrian Trail
- 34 underground secure parking stalls and 13 exterior parking spaces
- One block to mass transit
- Bike storage with showers/locker rooms
- Campus environment



*There are no limits to
Fremont Crossing's
accessibility, with
scenic bike paths
for commuters, and
public transit just
steps away*

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- Dedicated bike lanes on both sides of the Fremont Cut waterway, providing an enjoyable morning and evening ride
 - 1 minute walk from the nearest bus stop
 - 2 minute drive to the Aurora Bridge and Highway 99
 - 7 minute walk to public boat moorage
 - 10 minute, flat bike ride to South Lake Union

Already a haven for tech, but still on the rise.

Fremont has benefited from the Seattle-region tech tenant explosion, with Google taking notice and square footage as far back as 2006. Adobe, Tableau and Geogaching.com are all names on the long list of high profile tech tenants synonymous with this well-established but still growing neighborhood.

The Fremont Rocket, a symbol of the community, speaks to the creativity and ingenuity that helped to dub Fremont the “Center of the Universe”, an idea that both tenants and their talent draw inspiration from.

Tech is not alone in Fremont, however. Life sciences, an industry with a very strong future, is moving in as well, with Lumen Biosciences making their headquarters here.

A large, stylized yellow quotation mark graphic.

The area adjacent to the Fremont Bridge is experiencing tremendous growth. Catalyzing development around the south end of the bridge (North Queen Anne Hill), will help to focus the growth that will inevitably occur.

– Kyle Gaffney, co-founder of SKB Architects /
co-designer of Fremont Crossing



New Building

▶ 4th Floor Penthouse	2,331 RSF
▶ 3rd Floor	18,345 RSF
▶ 2nd Floor	18,865 RSF
▶ 1st Floor	12,098 RSF

TOTAL 51,639 RSF

▶ [CLICK TO VIEW VIRTUAL TOURS](#)

Historic Building

▶ 2nd Floor	3,310 RSF
▶ 1st Floor	3,197 RSF
▶ Ground Level	3,217 RSF

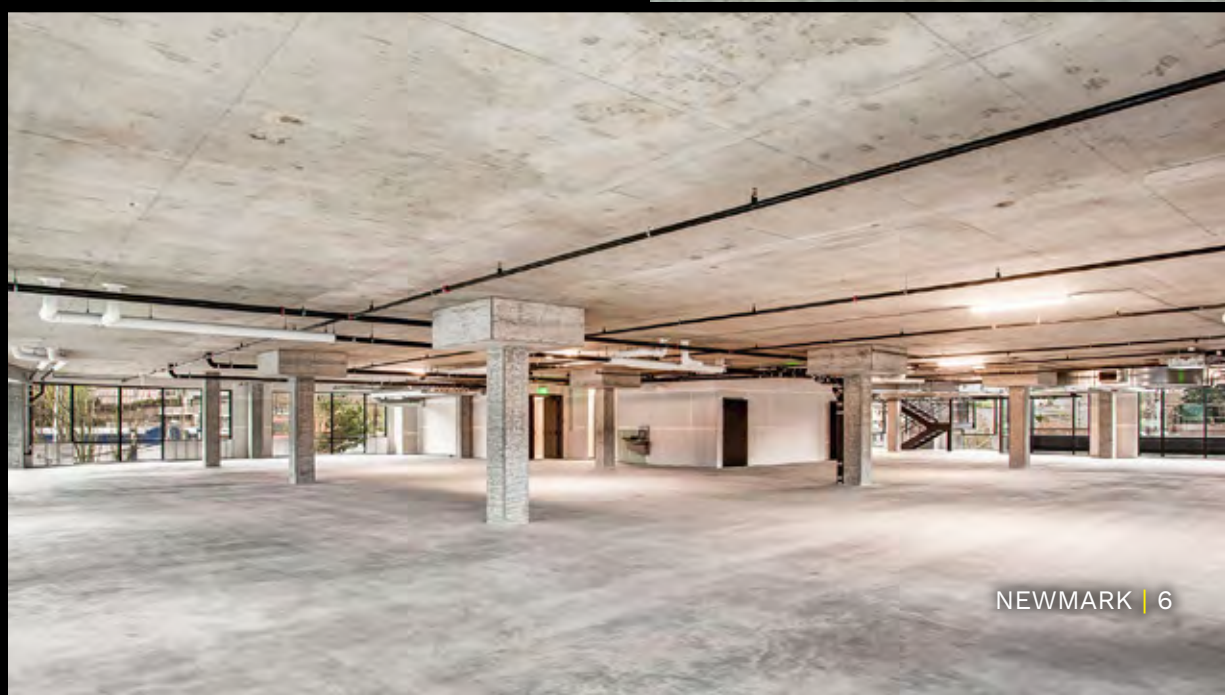
TOTAL 9,724 RSF



Embracing the Post COVID-19 Era

While Fremont Crossing's two buildings are in close proximity to each other for easy collaboration and community, the hub itself features an open area atmosphere and walkways, perfectly situated to embrace the future office environment:

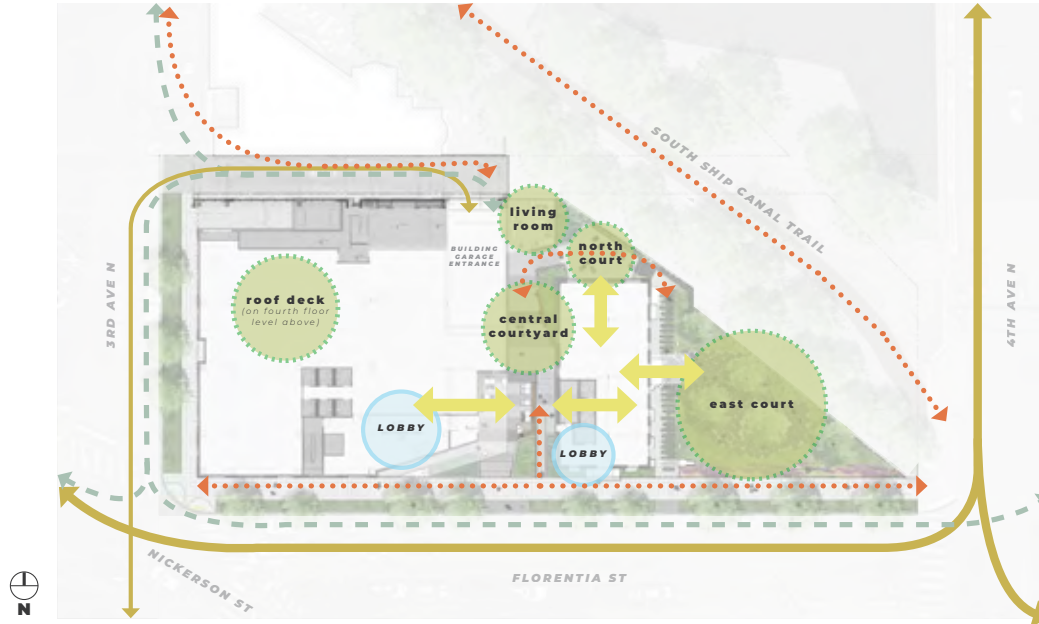
- Features a mid-rise configuration with two internal stairs (Allows for ground to roof walk-up access and could be programed as one-way system up/down)
- Small, highly flexible floorplates allow demising options that promote social distancing.
- Multiple, small amenity spaces and outdoor areas allows flow without promoting large gatherings
- Flexible amenity programming-moveable seating, etc
- Fresh air/operable windows in the Bleitz Building
- HVAC protocols including fresh air flushing daily before work hours
- Private individual bathrooms



AUTOMOBILE

PEDESTRIAN

BICYCLE



**Fremont
Crossing**

Flexible Density for Social Distancing



Transformable Fluid Space / / Sample Hypothetical Plan

- Features a Wellness Center at its core, an open and inviting Courtyard area, upon first entering
- 87 to 160 Workstations for maximum employee consideration
- 10 Offices
- 5 Conference Rooms
- 3 Phone Rooms
- 2 Open Collaboration Areas

A Wealth of On-Site Amenities

Tenant talent commuting into Fremont Crossing will have a vibrant surrounding neighborhood nearby for their needs but also won't need to leave the campus if they prefer to take a break or socialize on-site.

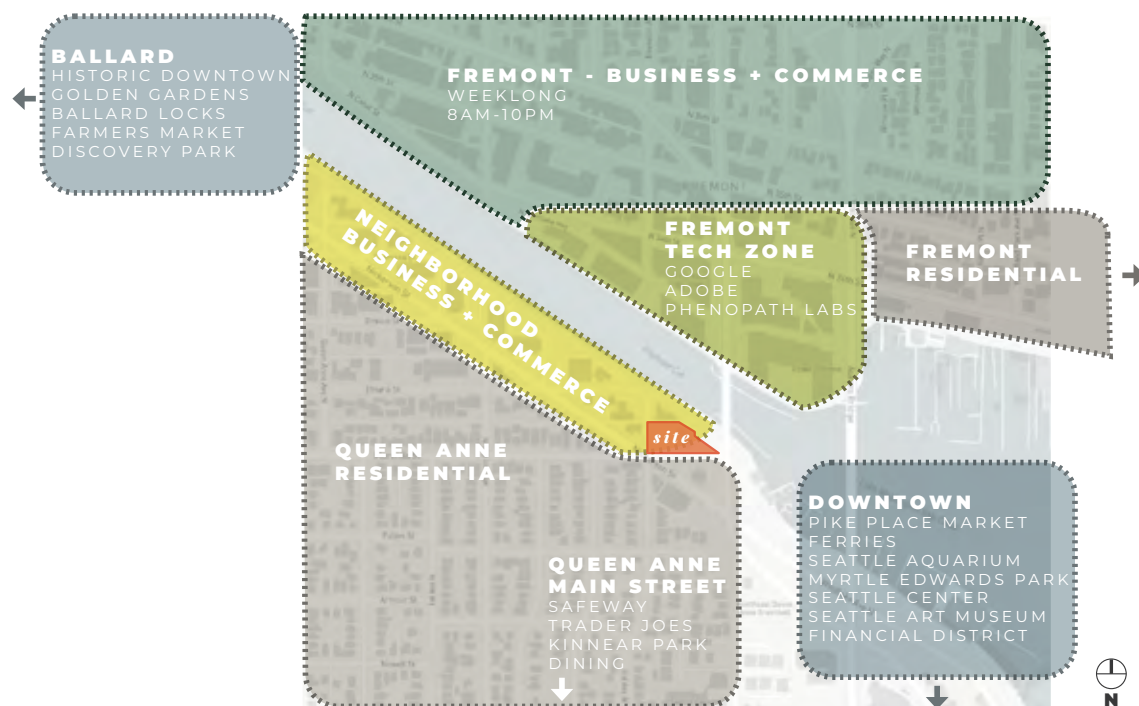
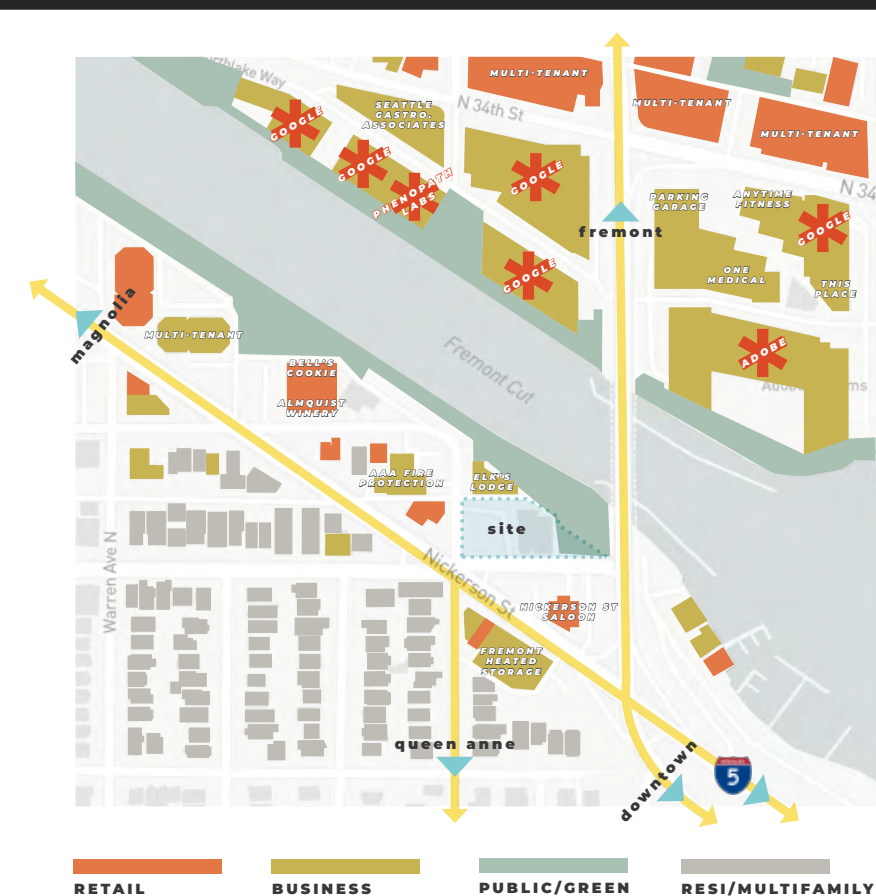
- To the east of the Bleitz Building lies an open seating area, adorned with seasonal landscaping
- Two courtyard areas provide ample amenity space between the two buildings and behind the Bleitz Building
- On the roof of the new building, a rooftop terrace with dazzling views of the Fremont Bridge and Lake Union
- Abundant parking, 47 spaces in all, and bike storage are the perfect complement for commuters
- Showers and locker rooms provide a space to start the day after exploring the Burke Gilman Trail or the Protected Westlake Bike & Pedestrian Trail



EAST YARD VIEW



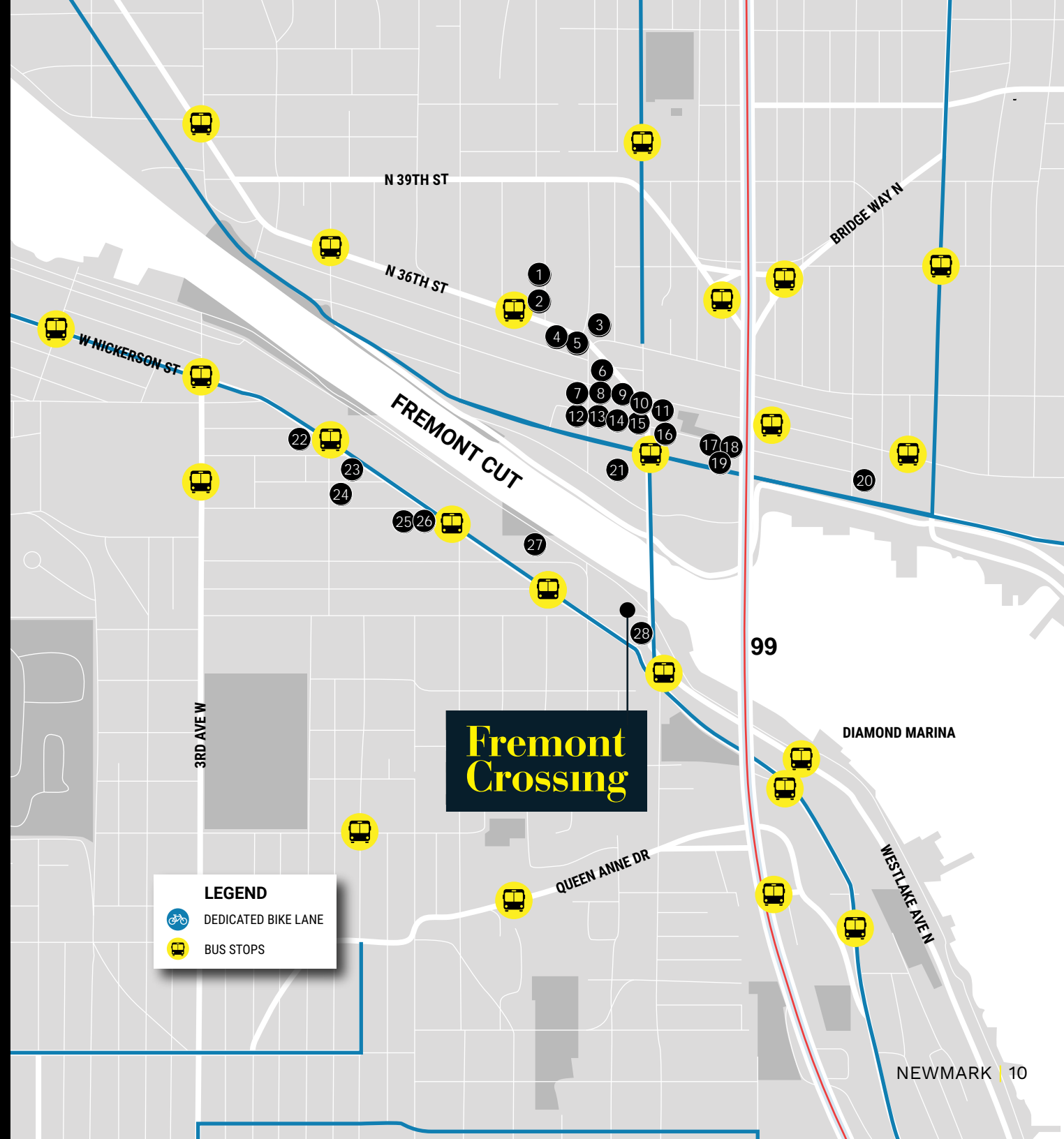
A Mindful and Natural Flow, Within the Hub and to the Greater Neighborhood



Amenities //

Transportation

1. Norm's Eatery
2. Ballroom
3. FedEx Office
4. Nuna Ramen
5. Red Star Taco Bar
High Dive
6. Triangle Spirits
7. The Barrel Thief
8. El Camino
9. Portage Bay Goods
10. Jai Thai Restaurant
11. Agrodolce
12. Red Door
13. PCC Community Markets
14. Zoom Care
15. Starbucks
MOD Pizza
Chase
16. Schilling Cider House
17. The Masonry Fremont
18. Evergreens Salad
Milstead & Co
19. Verve Bowls
20. Fremont Brewing
21. Key Bank
22. Curbside
23. Sam's Mediterranean
Byen Bakery
Thai Fusion Restaurant
24. The Wick
25. Zeek's Pizza
26. 206 Burger
27. Almquist Winery
28. Nickerson St Saloon
Conduit Kickstand



Neighborhood Tenants



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Crossing**

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